

Gulledge, Kristin

From: Jonathan Kagle <jonkalist@hotmail.com>
Sent: Thursday, October 13, 2016 9:52 PM
To: PlanningCommission
Cc: 'Vuecrest Directors'
Subject: Downtown Livability plan for trees

Follow Up Flag: Follow up
Flag Status: Flagged

On p. 109 of last night's packet, there is a listing of trees used for planting areas. The Vuecrest Board is concerned that the planting of these trees and related planting areas along 100th Ave NE would impact the brick wall that borders our neighborhood. Could you please confirm that these areas would be only on the east side of 100th, and not on the west side?

Thanks,

-Jonathan

DOWNTOWN GREEN AND SUSTAINABILITY FACTOR		MINIMUM REQUIRED SCORE	0.3
Project:	Sample Project B		
	enter sq ft of parcel	PARCEL SIZE	50486
		SCORE	0.433
	enter total gallons		
	TOTAL ESTIMATED WATER USE FOR IRRIGATION	72038	

Factor Total

1 Landscape Elements

<p>A. Bioretention facilities and/or soil cells (must comply with Bellevue Storm and Surface Water Engineering Standards. Volume of soil cell systems can be calculated up to 3' in depth.)</p>	enter sq ft or volume if soil cells <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">0</div>	1.0	0.0
<p>B. Structural soil systems</p>	enter sq ft <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">0</div>	0.2	0.0
<p>C. Landscaped areas with soil depth less than 24"</p>	enter sq ft <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">8529</div>	0.1	852.9
<p>D. Landscaped areas with soil depth of 24" or more</p>	enter sq ft <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">4000</div>	0.6	2400.0
<p>E. Preservation of existing trees - calculated at 20 sq ft per inch dbh (Trees must have a minimum diameter of 6" at dbh. Existing street trees proposed for preservation must be approved by Development Services Director or designee.)</p>	enter inches dbh <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">0</div>	0	1.0 0.0
<p>F. Preservation of landmark trees bonus - calculated at 20 sq ft per inch dbh (Trees must meet City of Bellevue's definition of Landmark Trees)</p>	enter inches dbh <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">0</div>	0	0.1 0.0
<p>G. Preservation of existing evergreen trees bonus - calculated at 20 sq ft per inch dbh (Preserved evergreen trees must have a minimum diameter of 6" at dbh)</p>	enter inches dbh <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">0</div>	0	0.1 0.0
<p>H. Ground covers or other low plants (less than or equal to 2' tall at maturity)</p>	enter sq ft <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">1200</div>	0.1	120.0
<p>I. Shrubs or large perennials - calculated at 12 sq ft per plant (greater than 2' tall at maturity)</p>	enter plant totals <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">1564</div>	18768	0.4 7507.2
<p>J. Small Trees or equivalent - calculated at 90 sq ft per tree (canopy spread 10' to 15' at maturity)</p>	enter plant totals <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">20</div>	1800	0.3 540.0
<p>K. Medium Trees or equivalent - calculated at 230 sq ft per tree (canopy spread 16' to 24' at maturity)</p>	enter plant totals <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">14</div>	3220	0.3 966.0
<p>L. Large Trees - calculated at 350 sq ft per tree (canopy spread 25' and greater at maturity)</p>	enter plant totals <div style="border: 1px solid black; width: 60px; text-align: center; margin: 0 auto;">8</div>	2800	0.4 1120.0

2 Green Roofs

A.	Area planted with at least 2" of growth medium but less than 4" of soil	enter sq ft 0	0.4	0.0
B.	Area planted with at least 4" of growth medium	enter sq ft 10261	0.7	7182.7

3 Green Walls

A.	Façade or wall surface obstructed with vines (calculate at 3 years of growth)	enter sq ft 0	0.2	0.0
B.	Façade or wall surface planted with a green wall system (must have year round irrigation and maintenance plan)	enter sq ft 0	0.7	0.0

4 Landscape Bonuses

A.	Landscaped areas in food cultivation	<div>enter sq ft</div> <div>0</div>	0.2	0.0
B.	Landscaped areas planted with native or drought tolerant plants	<div>enter sq ft</div> <div>8570</div>	0.1	857.0
C.	Landscape areas at sidewalk grade	<div>enter sq ft</div> <div>2268</div>	0.1	226.8
D.	Rainwater harvesting for landscape irrigation - calculated as a percentage of total water budget times total landscape area	<div>enter total projected gallons harvested</div> <div>0</div> <div>0</div>	0.2	0.0

5 Permeable Paving

A.	Permeable paving over a minimum 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	0.0
B.	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	0.0

6 Bicycle Parking

A.	Bicycle racks in publically accessible locations - calculated at 9 sq ft per bike locking space (must be visible from sidewalk or public areas)	enter total bike spaces 10	90	1.0	90.0
B.	Bicycle lockers in publically accessible locations - calculated at 12 sq ft per locker (must be visible from public areas and open for public use)	enter number bike lockers 0	0	1.0	0.0

7 Green Building Incentives (See 20.25A.XXX for Incentive System)

A.	Tier 1 - Living Building Full Certification, Living Buiding Petal Certification, Living Building Net Zero, Built Green Emerald Star	if yes, enter parcel size 0	0.3	0.0
B.	Tier 2 - Built Green 5 Star, LEED Platinum	if yes, enter parcel size 0	0.1	0.0
C.	Tier 3 - Built Green 4 Star, LEED Gold	if yes, enter parcel size 0	0.05	0.0

McCULLOUGH HILL LEARY, PS

October 26, 2016

VIA HAND DELIVERY

John deVadoss
Chair, Bellevue Planning Commission
450 110th Avenue NE
Bellevue, Washington 98009

Re: Downtown Livability

Dear Chair deVadoss:

We are writing on behalf of Andy Lakha and Fortress Development regarding the proposed project at the northwest corner of the intersection of NE 8th Street and Bellevue Way in Downtown Bellevue (the "Project"). Throughout 2016, we have appeared numerous times before the Planning Commission during its review of the Downtown Livability proposal, underscoring the unique nature of the opportunity at his proposed development site. In response, the Planning Commission ultimately directed City staff to prepare a proposal for a Development Agreement process that could provide an avenue to greater height, open space and design quality in the Project.

We appreciate the Commission's thoughtful deliberations on our proposal, and we have been working with City staff since on the Development Agreement approach. We look forward to returning to the Commission soon to review and confirm this proposal.

We have learned that at the Commission's last meeting on October 12, 2016, some members of the public took the opportunity to criticize the Project and the carefully-considered Development Agreement approach that evolved over the summer. Specifically, Cal McAusland and Rod Binden expressed opposition to the proposal. Since their comments were inaccurate, we wanted to set the record straight.

The main thrust of these comments was that the Fortress proposal was deviating from four alleged tenets of the Citizen Advisory Committee (CAC) recommendations on Downtown Livability. The assertions and our responses follow:

<i>Allegation</i>	<i>Reality</i>
CAC called for retention of similar building heights under existing Code	This is untrue. The CAC specifically recommended 300' heights in the MU zone.

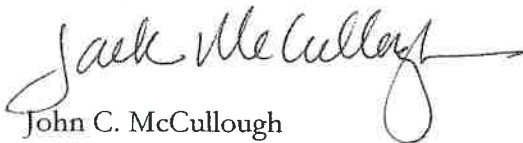
	The Fortress proposal is consistent with this approach.
CAC said "don't mess with parking and traffic"	We're not sure what this means, but the Fortress proposal involves no changes to parking or traffic. The Fortress proposal involves no changes to the parking "requirements."
CAC suggested no increases to FAR	Fortress does not propose any FAR increase.
CAC suggested no changes to zoning boundaries	The Fortress proposal does not alter any zoning boundary.

Obviously, these simplistic characterizations of the CAC recommendations do not accurately capture the substance of those recommendations; but even accepting them as presented, the Fortress proposal is consistent with all of them. And Fortress has been clear that it seeks no changes to parking requirements or FAR; so to assert the opposite is simply untrue.

Fortress has wished Mr. McAusland success in his efforts to obtain approval for a single, taller tower on his property, rather than two squat towers. It is the appropriate urban design solution for his site, and he has petitioned the Commission for this consideration. Whatever his new concerns about the Fortress proposal, we believe it is important that the dialogue before the Commission be based on the facts.

We appreciate the Commission's diligent work on the Downtown Livability package and we look forward to a continued positive engagement in this process.

Sincerely,


John C. McCullough

From: Mayors Innovation Project, Satya Rhodes-Conway
<Mayors_Innovation_Project_Satya_@mail.vresp.com>
Sent: Thursday, October 13, 2016 2:59 PM
To: PlanningCommission
Subject: Invitation: Winter 2017 Meeting, January 17 in DC

Follow Up Flag: Follow up
Flag Status: Flagged

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mayors innovation project

Invitation: Winter 2017 Meeting
Tuesday, January 17 in Washington, DC
Register before 10/31 for early-bird rate!

Register Now

Dear Mayors and city staff,

We invite you to join us for the Winter 2017 Meeting, Tuesday, January 17 in Washington, DC (just days before inauguration)!

The topics chosen by the Mayors Innovation Project Steering Committee members (see right) include:

- **Funding Infrastructure:** Creative strategies to build your city
- **Mental Health:** How cities can increase access to treatment
- **The New Mobility:** How will your city deal with autonomous vehicles?
- **Presidential Campaign Fallout:** Moving beyond hate in our communities

Additionally, our extremely popular Innovation Challenge returns, giving you the chance to compete for the most innovative civic idea, judged by our member city mayors. [View agenda here and check back for updates.](#)

Our meetings are different. We provide you with great cutting-edge ideas and the opportunity to learn from your peers in a relaxed, off-the-record setting, but we also give you the opportunity to share the innovative work being done in your city. Our steering committee of

"Mayors Innovation Project is a great opportunity to meet, learn from, and swap ideas with mayors and other leaders from other progressive cities."

- Mayor Suzanne Jones
Boulder, CO

"If you want to see how to get it done, this is the conference for you."

- Mayor Chris Rey
Spring Lake, NC

Steering Committee

Mayor Tom Bates
Berkeley, California

Mayor Stephen Benjamin
Columbia, South Carolina

Mayor Rosalynn Bliss
Grand Rapids, Michigan

Mayor Frank Cownie
Des Moines, Iowa

Mayor Joseph Curtatone
Somerville, Massachusetts

mayors and city leaders selects current and meaningful topics for us to explore.

As always, registration is completely free for member cities ([learn about becoming a member city here!](#)). For those who haven't joined yet, our registration fees are very reasonable. Learn more about [cost, hotel, and other logistics here](#).

Best,

Satya Rhodes-Conway
Mayors Innovation Project

P.S. New to the Mayors Innovation Project? Welcome! We are a non-profit, non-partisan learning network of American mayors committed to "high road" policy and governance: shared prosperity, environmental sustainability, and efficient democratic government. [Learn more.](#)

Councilmember Mike
Kasperzak
Mountain View,
California

Valarie J. McCall,
Chief of Government
Affairs
Cleveland, Ohio

Martha Pellegrino,
Director, Office of
Government
Relations
Portland, Oregon

Mayor Marjorie
Sloan
Golden, Colorado

Mayor Miro
Weinberger
Burlington, Vermont

Joel Rogers,
Director
COWS



Mayors Innovation Project
www.mayorsinnovation.org
info@mayorsinnovation.org

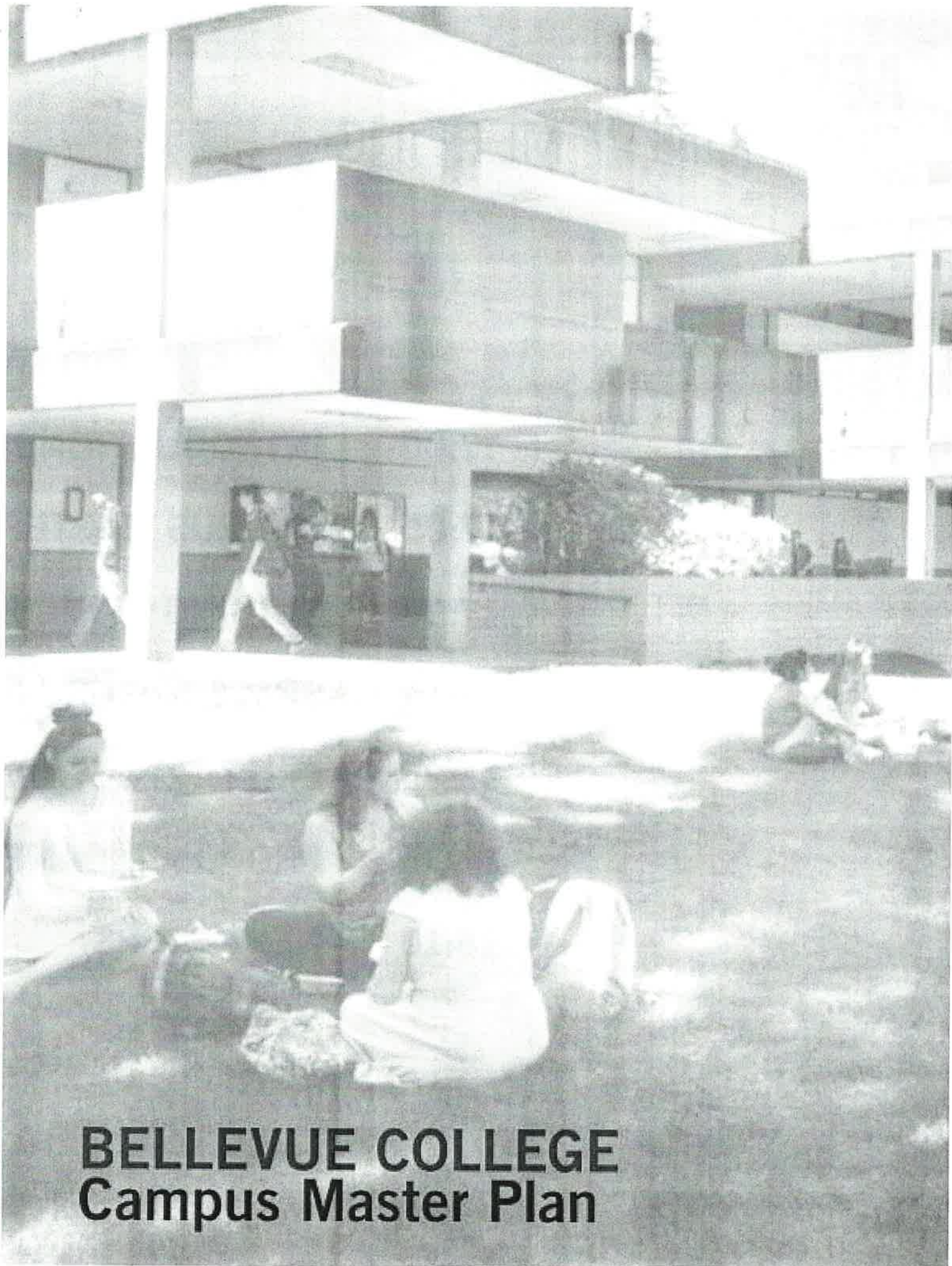
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Mayors Innovation Project
1180 Observatory Drive
Suite 7122
Madison, WI 53706
US

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BELLEVUE COLLEGE

Campus Master Plan

AGENDA / COMMUNITY MEETING

17:00	INTRODUCTIONS
17:05	CAMPUS MASTER
17:10	GUIDING PRINCIP
17:15	SPACE NEEDS / P
17:25	EXISTING CONDI
17:35	PROPOSED CAMP
18:10	NEXT STEPS

**CAMPUS MASTER PLAN
GOALS AND PROCESSES**

Start/ Vision

Analysis Existing Conditions / Needs A

Academic Calendar

Fall 2015

Sept 2015

Oct

Nov

Dec

1. Project Start-Up



2. Visioning



3. Existing Conds



4. Needs Assess



5. MP Alternatives



6. Proposed Plan

7. Documentation



Engagement

MP Steering Committee	*	*	*	*	*	*	*	*	*
Senior Leadership	*		*		*				
Campus Engagement Group				*					*
BC Community				*					
Neighboring Community									
City of Bellevue									*

CAMPUS MASTER PLAN/ GOALS

- Support the college plan and academic physical development
- Plan for flexibility changing need of e
- Establish a strong with the community
- Create sustainable nurturing space for

CAMPUS MASTER PI GUIDING PRINCIPLES

CAMPUS MASTER PLAN/ GUIDING PRINCIPLES

We Are Bellevue

- Support the Mission and Strategic, Academic, Equity and Student Services Plans in every possible move

CAMPUS MASTER PLAN/ GUIDING PRINCIPLES

We Are Believe

- Support the Mission and Strategic, Academic, Equity and Student Services Plans in every possible move

We Are Open and Accessible

- Create a Welcoming Place, Bringing People In and Conveying the Opportunities For All
- Inclusive of All Cultures

CAMPUS MASTER PLAN/ GUIDING PRINCIPLES

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- Create a Welcoming Place, Bringing People In and Conveying the Opportunities For All
- Inclusive of All Cultures

We Are Student-Centered

- Strengthen a Sense of Belonging by Grounding the Campus to its Place and People
- Create a Healthy and Nurturing Place that Feels Comfortable and Supportive

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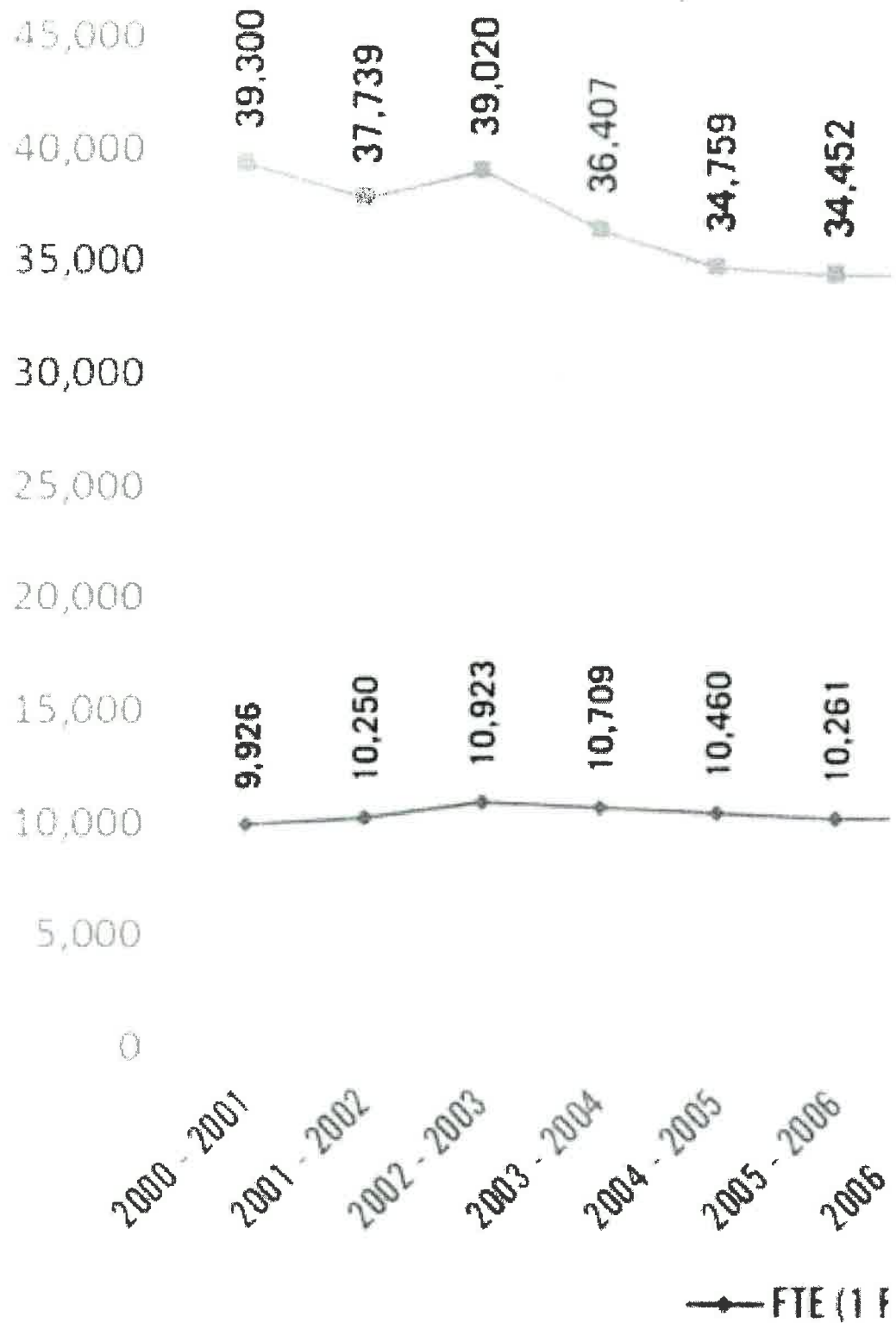
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CAMPUS MASTER PLAN SPACE NEEDS / PROJECTIONS

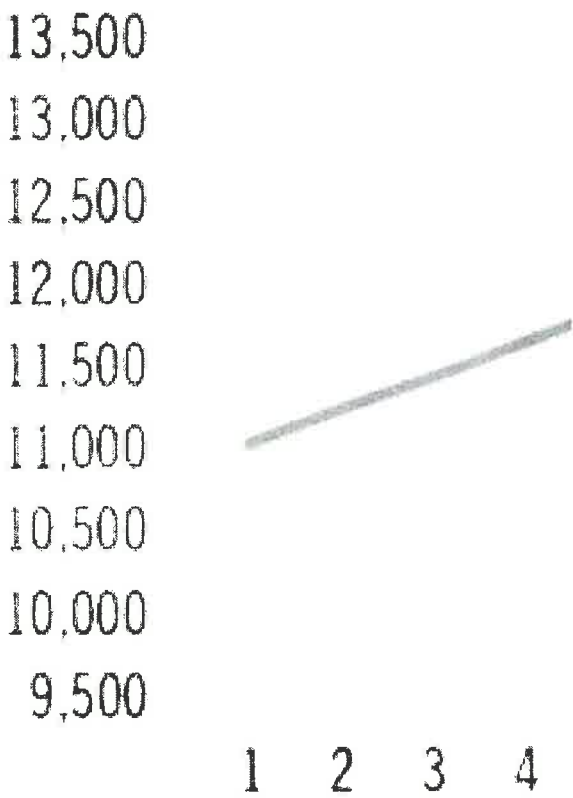
CAMPUS MASTER PLAN/ FTE + HEADCOUNT



CAMPUS MASTER PLAN/ PROJECTIONS

TYPE	Existing (2015)
FTE	11,046
Headcount	31,458

FTE Enrollment (Projected Growth)



CAMPUS MASTER PLAN/ PROJECTIONS

TYPE	Existing (2015)
Faculty (full time)	191
Faculty (part time)	687
Staff (classified)	274
Staff (exempt)	210

Facul
(Projected 1.4

Faculty: Full Time
Faculty: Part Time
Staff: Classified
Staff: Exempt

CAMPUS MASTER PLAN/ SPACE NEEDS

		Current ASF	Right-Sized ASF Need
General Classroom	95,393	101.1	
Basic Skills			
Science Lab	69,073	74.1	
Computer Lab (open)			
Art	2,315	2.5	
Division Space/Faculty Office Space	238,243	244.8	
Faculty Office (CAM)			
Subtotal	405,024	422.4	
Music			
Auditorium			
Drama			
Subtotal of Music, Drama, Auditorium	64,098	68.8	
Physical Education	38,031	52.5	
Library	46,174	46.1	
Admin/Student Services	97,424	107.9	
Student Center & Related			
Childcare	39,251	39.2	
Central Stores/Maintenance	32,005	32.6	
Total Main Campus w/o Housing	722,007	769.8	
ASF PER FTE	65		

CAMPUS MASTER PLAN
EXISTING CONDITION

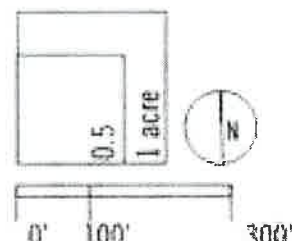
EXISTING CONDITIONS/ SITE



LEGEND









- | | |
|--------------------------|--------------------------------|
| BC Campus Buildings | Vehicular Circulation |
| Campus Boundary | Tree Canopy |
| BC Owned Property | Vehicular/ Pedestrian Conflict |
| Connected Open Space | Bus Stop |
| Future Development Areas | Hard Edges |
| Future Acquisition | Permeable Edges |
| | Unclear Connections |
| View Connectors | Internal Courtyard |

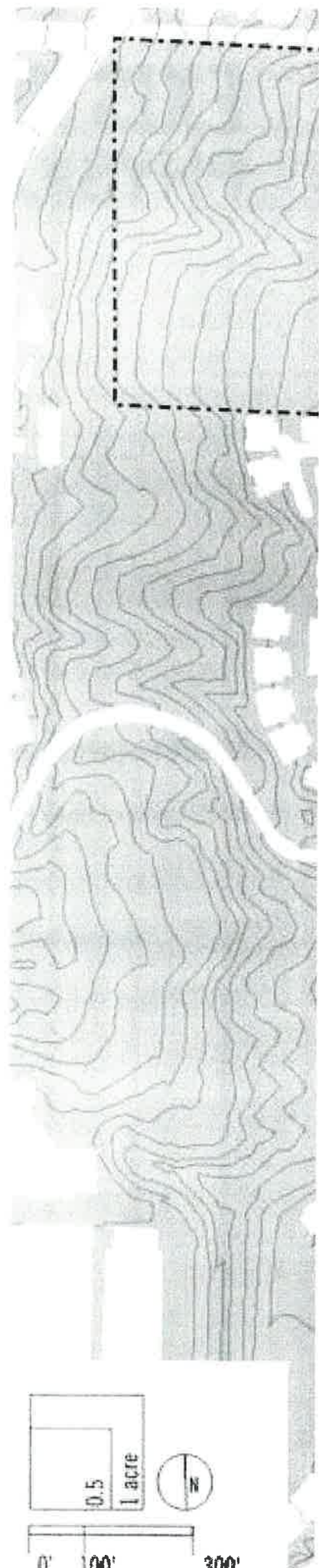
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EXISTING CONDITIONS/ EDGES

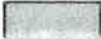




LEGEND

-  BC Campus Buildings
-  Campus Boundary
-  BC Owned Property
-  Structured Edge
-  Soft Edge
-  Structured Soft Edge
-  Pedestrian Gateway
-  Vehicular Gateway



EXISTING CONDITIONS/ PHYSICAL CONDITION

LEGEND






-  Superior Condition
-  Adequate Condition
-  Needs Improvement
-  Inadequate Condition
-  Not Provided/Functional

PERKINS+WILL



EXISTING CONDITIONS/ FUNCTIONAL CONDITION

LEGEND

-  Superior Condition
-  Adequate Condition
-  Needs Improvement
-  Inadequate Condition
-  Not Provided/Functional



PROPOSED CAMPUS LONG TERM

PROPOSED CAMPUS PLAN/ VEHICULAR

PROPOSED CAMPUS PLAN/ FRAMEWORK

LEGEND

Courtyards

Plazas

Quads








Recreation Areas

Student Garden | Greenhouse

PROPOSED CAMPUS LONG TERM



LEGEND

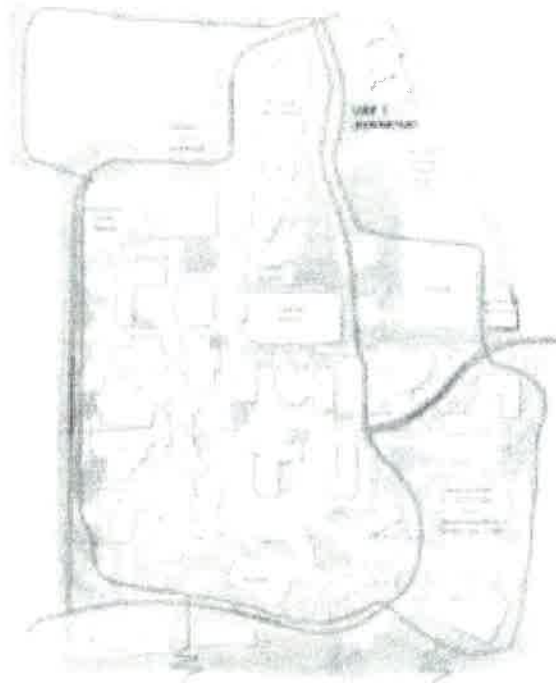
-  Parking
-  Common Use
-  Academic
-  Housing
-  Support/Academic
-  Common Use/Academic
-  Mixed Use/Academic

	Academic	Housing	Parking Stalls	Demo	Net Total
Near-Term Plan	249,000	139,000	2,065	0	1,050,000
Long-Term Plan	375,000	252,000	1,171	15,000	985,000
Total	615,000	391,000	3,236	15,000	2,035,000

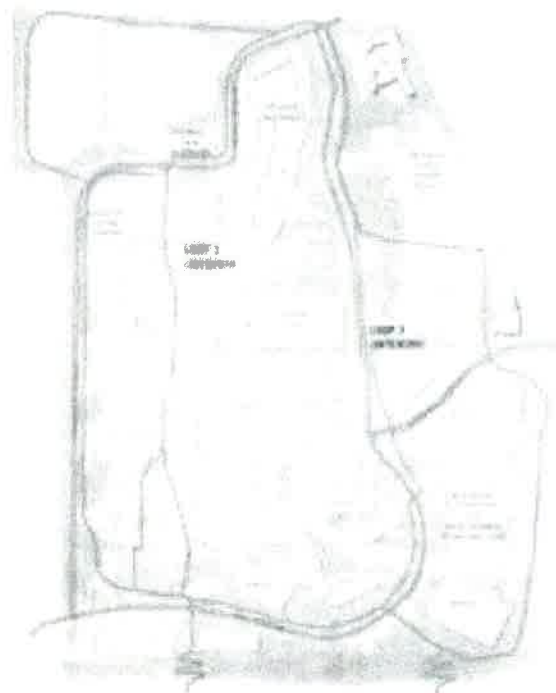
PROPOSED CAMPUS PLAN/ LONG TERM

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PROPOSED CAMPUS PLAN/ LONG TERM



PERIMETER LOOP

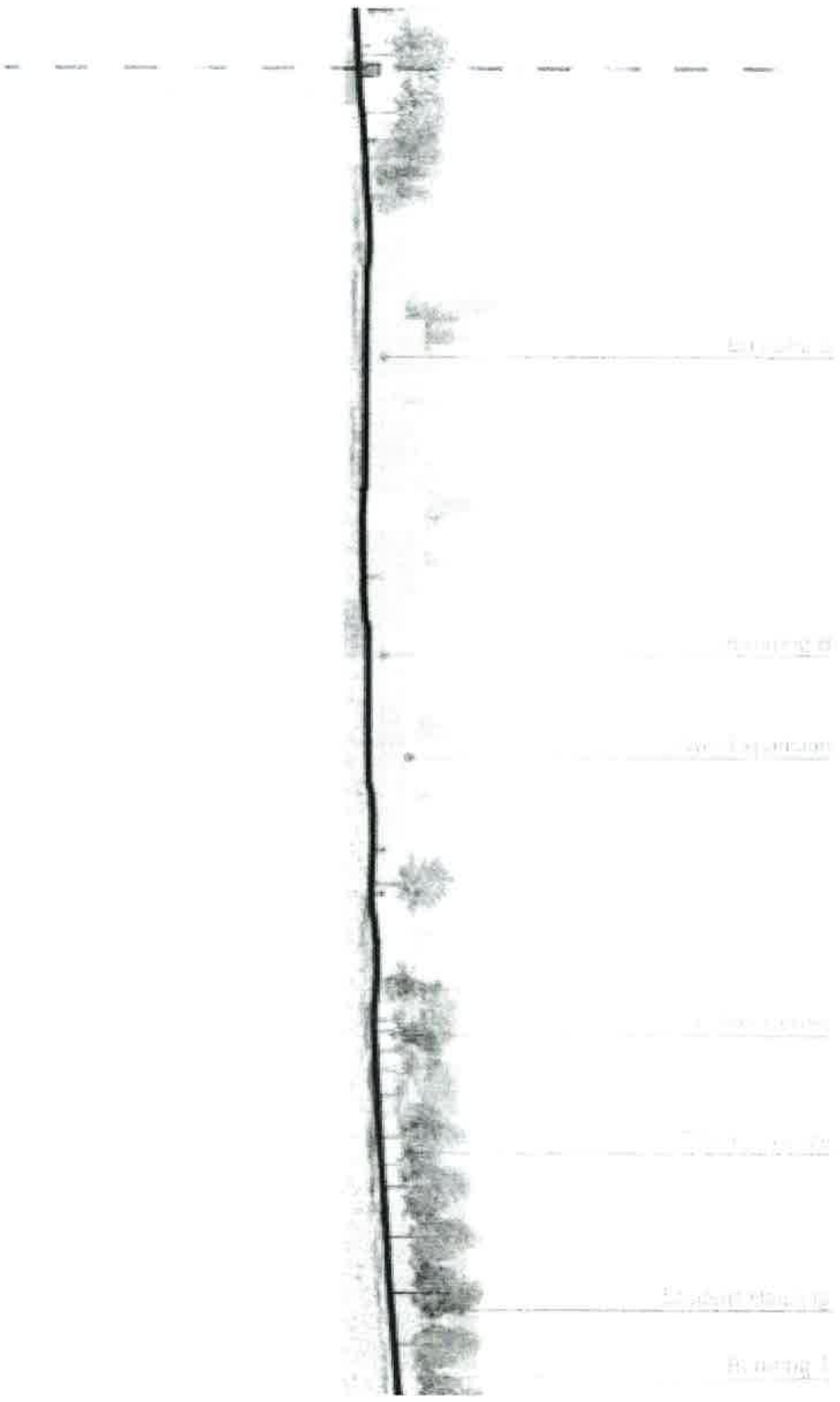


INTERIOR LOOPS

PERKINS+WILL

SKIDMORE OWINGS MERRILL

PROPOSED CAMPUS PLAN/ LONG TERM









PROPOSED CAMPUS
NEXT 10 YEARS

PROPOSED CAMPUS PLAN/



LEGEND

-  Existing Buildings
-  Building Renovation
-  Academic (Near-Term)
-  Housing (Near-Term)
-  Parking (Near-Term)
-  Existing Campus Boundary

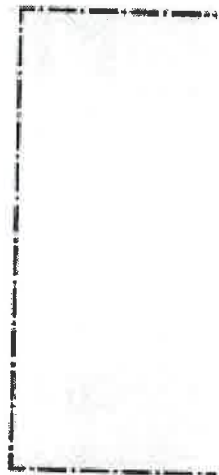
PROPOSED CAMPUS PLAN/



10-YEAR PLAN - NEW DEVELOPMENT

SITE	USE	ESTIMATED DEVELOPMENT CAPACITY	LEVELS
①	Student Housing	42,000	5
②	Student Housing	26,000	5
③	Student Housing	73,000	5
⑧	Student Affairs	40,000	2
⑨	Gym Expansion	66,000	3
⑪	Academic/Common Use	80,000	3
⑫	Common Use (Cafeteria Expansion)	16,000	2
<hr/>			
Total	Common Use	343,000 GSF	
<hr/>			
⑪	Parking	657	4
⑫	Parking	339	4
<hr/>			
Total		996 Stalls (262 Net New)	

PROPOSED CAMPUS PLAN/



10-YEAR PLAN - RENOVATION

BUILDING	PROJECT
A	Install Sprinkler System
B	Install Sprinkler System; Renovate for Student Affairs (if not relocated to a new building); Science lab upgrades
C	Evaluate renovation vs. replacement strategies to determine whether to renovate/expand or replace student center functions (including cafeteria), and implement; Separate and upgrade MEP to support NW and SE sections independently;
E	Upgrade MEP systems; Evaluate renovation vs. replacement strategies to determine whether to renovate or replace Performing Arts Center

NEXT STEPS /

NEXT STEPS /

- CITY / METRO
- FINALIZE PL

THANK YOU!

PERKINS+WILL

